

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 22, 2007
(Approved March 21, 2007)

The Planning Commission held their monthly meeting on Thursday, February 22, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, N. Lance Parson, and Kathryn Alexis.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Woessner moved to approve the February 22, 2007 agenda as amended. Amendment is to move the Fair Share Housing issue to the first item on the agenda. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

CITIZENS COMMENTS

There was no public comment.

1. MINUTES

Mr. Woessner moved to approve the minutes of the January 17, 2007 monthly meeting as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendment is change 'Lance Parson' to 'N. Lance Parson'.

Mr. Woessner moved to approve the minutes of the February 1, 2007 workshop meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

FAIR SHARE HOUSING

Mr. John Cover and Mr. Tolson DeSa of the Montgomery County Planning Commission were present to discuss fair share housing issues in conjunction with the Regional Plan. Mr. DeSa provided a slide presentation. It was noted that East Coventry Township's fair share for affordable housing types is 500 acres. Since affordable housing types are permitted in the R3 district, the township needs to provide 500 acres of R3 zoning. The requirement is to provide for affordable housing, how the area is then developed doesn't matter. The Pottstown Metropolitan Region residential fair share build-out analysis from 2002 stated East Coventry Township already had 476 of the 500 acres developed; therefore, the development that has occurred since that time has fulfilled East Coventry's acreage requirements.

2. HIDDEN ACRE ESTATES

Mr. Ross Unruh, counsel for the applicant, and engineer for the applicant were present.

Mr. Woessner moved to recommend preliminary plan approval for Hidden Acre Estates in accordance with draft resolution dated February 13, 2007 as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendments are to add the below additional conditions:

27. A note shall be added to the Driveway With Curb & No Sidewalk detail on Sheet 16 stating that said detail is applicable to Lot 6.

28. Standard Detail No. 6F entitled “Driveway With Curb & Sidewalk” as contained in the Township’s Standard Construction and Material Specifications for Public Improvements shall be added to Sheet 16, along with a note stating that said detail is applicable to Lots 1-5, inclusive.
29. The driveway profiles on Sheet 7 shall be modified to be consistent with the driveway details on Sheet 16.
30. On the right side of the Typical Section of Road ‘A’ detail on Sheet 16, the distance of 4’ between the face of curb and edge of sidewalk shall be revised to 3’-7”, and the distance of 3’ between the other edge of sidewalk and right-of-way line shall be revised to 3’-5”.

Further planting adjustments are to be done.

3. STONE/MANLEY TRACT

Mrs. Wendy Manley, applicant, was present.

Mr. Woessner moved to recommend sketch plan approval for the Stone/Manley Subdivision in accordance with draft resolution dated February 13, 2007 as amended. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote. Amendments are on Page 2 of the draft resolution add between Mr. Stone’s information and the Manley’s information ‘or the heirs, administrators, representatives, successors and assigns of Edward R. Stone’, and after the Manley’s information add ‘or the heirs, administrators, representatives, successors and assigns of Timothy & Wendy Manley’

Mr. Woessner moved to recommend the Stone/Manley plan be classified as a ‘minor subdivision’ therefore allowing the plan to be processed as a preliminary/final plan contingent upon sketch plan approval being granted by the Board of Supervisors. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

4. GREEN ACRES

Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. was present.

Recommendation of waivers for Green Acres was addressed.

Mr. Woessner moved to recommend waiver from Section 428.9 of the Subdivision and Land Development Ordinance to allow 6 existing trees with a DBH of 25” or greater to be removed; specifically a 36” walnut on Lot 2, a 36” maple on Lot 1, a 30” maple on Lot 1, a 30” hickory on Lot 4, a 30” oak on Lot 4, and a 25” tulip on Lot 4, contingent that the subject trees be replaced at a 4:1 ratio. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to recommend waiver from Sections 428.9 and 428.9.B(1) of the Subdivision and Land Development Ordinance to allow disturbance or construction to occur within 10’ of and up to the drip line for approximately 65 existing trees with the following conditions:

- The plan contains a tree preservation and maintenance note, to reflect a 36-month maintenance period (as opposed to 18 months) beginning at the date of acceptance

of dedication, and a requirement that the condition of existing trees be documented within 30 days prior to the start of construction.

- Each lot shall be deed restricted to allow the Township the right of entry to inspect tree conditions at the end of the 36-month tree maintenance period, and further allow damaged trees, as determined by the Township, to be replaced.
- The applicant shall post escrow as part of the dedication process, in an amount acceptable to the Township, to cover the cost of the tree inspection at the end of the 36-month tree maintenance period.
- Any trees lost shall be replaced at a 2:1 ratio for up to 25" DBH, and at a 4:1 ratio for trees over 25"DBH.
- The requirements of SALDO §428.9.B (4, 5, & 6) shall be added as notes to the Landscape Details sheet.

Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Waiver from Section 121.4.C of the Subdivision and Land Development Ordinance was tabled. Waiver from Section 121.4.D of the Subdivision and Land Development Ordinance was tabled pending additional water table testing to be done by the applicant, tentatively on March 7, 2007.

Mr. Woessner moved to recommend waiver from Section 121.5.B(8) of the Subdivision and Land Development Ordinance to allow Inlet A5 to have a modified 'M' inlet top, as opposed to a standard Type 'M' inlet top, contingent that the reported plan revisions are satisfactory to the Township Engineer. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

5. WINEBERRY ESTATES

Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. and Mr. Stephen Kalis, counsel for the applicant, were present.

Recommendation of waivers for Wineberry Estates was addressed.

Mr. Woessner moved to recommend waiver from section 306.3.D(4) of the Subdivision and Land Development Ordinance to allow a water balance to be demonstrated without addressing every requirement under SALDO §306.3.D(4) contingent upon the applicant demonstrating that there is a water balance to the satisfaction of the Township Engineer. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to recommend waiver from Section 428.9 of the Subdivision and Land Development Ordinance to allow 7 existing trees with a DBH of 25" or greater, located along the northwest side of Maack Road, to be removed, contingent that the subject trees be replaced at 4:1 ratio. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Sections 428.9 and 428.9.B(1) of the Subdivision and Land Development Ordinance to allow disturbance or construction to occur within 10' of and up to the drip line for approximately 40 existing trees with the following conditions:

- The tree preservation and maintenance note, appearing as Note 23 on Sheet 3 of the Preliminary Plan last revised 1/25/07, shall be modified to reflect a 36-month maintenance period (as opposed to 18 months) beginning at the date of acceptance of dedication, and a requirement that the condition of existing trees be documented within 30 days prior to the start of construction.
- Each lot shall be deed restricted to allow the Township the right of entry to inspect tree conditions at the end of the 36-month tree maintenance period, and further allow damaged trees, as determined by the Township, to be replaced.
- The applicant shall post escrow as part of the dedication process, in an amount acceptable to the Township, to cover the cost of the tree inspection at the end of the 36-month tree maintenance period.
- Any trees lost shall be replaced at a 2:1 ratio for up to 25" DBH, and at a 4:1 ratio for trees over 25"DBH.
- The requirements of SALDO §428.9.B (4, 5, & 6) shall be added as notes to the Landscape Details sheet.

Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Waiver from Section 121.4.C of the Subdivision and Land Development Ordinance was withdrawn.

There was a review of Wineberry Estates preliminary plan last revised January 25, 2007 in accordance with Township Engineer letter dated February 12, 2007, Traffic Engineer letter dated February 12, 2007 and Township Planner letter dated February 13, 2007. The applicant has agreed to comply with the comments in such letters.

There was a lengthy discussion regarding easements and access to swales. It was determined that the swales on the Wineberry Estates project would not require easements.

There was a concern regarding the trees in the middle of swales. Mr. Woessner moved to recommend any street trees less than 8 feet from the swale center be relocated within 15 feet of the right of way. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

It was noted a fence is required around the basin.

Mrs. Gail Brown, Chairperson of the East Coventry Township Historical Commission, inquired if the stone from the 600' stone wall may be utilized on the property. Mr. Kalis noted it could be investigated.

6. WOODCREST ESTATES II

No representation was present to discuss the Woodcrest Estates II preliminary plan dated August 11, 2006. Mr. Woessner moved to recommend denial of the Woodcrest Estates II preliminary plan. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

7. PAINTER TRACT

Mr. Ross Unruh, counsel for the applicant, and Mr. Scott Emerson of Bentley Communities were present. There was a review of the Painter Tract sketch plan dated December 28, 2006

in accordance with Township Planner letter dated February 9, 2007 and Traffic Engineer letter dated February 12, 2007.

It was noted that off-street parking and stormwater issues exist, as well as, net lot area issues.

8. NEUMAN SUBDIVISION

Mr. Woessner moved to accept for review the Neuman preliminary plan dated February 12, 2007. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

There was a discussion regarding the FEMA floodplain map/zoning ordinance revision. Mr. Woessner moved to recommend the FEMA floodplain map/zoning ordinance revision draft dated January 15, 2007 as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendment is under Section 1.E to add 'of' between 'provisions' and 'Chapter'. It was also noted that the Draft and the original document have numerous places where it states, "...and the accompanying Flood Insurance Map [FIRM]". The implication is that the reader will find a map somewhere in the Zoning Ordinance whereas it's really referring to a map that is in some other document. It was suggested that the map be included in the Zoning Ordinance. Also Page 4 C (4) Subsection (e) of Section 302.2.A.(2) is hereby amended by revising the phrase, " **Flood** Insurance Administration,"...; the Zoning Ordinance states, "**Federal** Insurance Administration."

ADJOURNMENT

Mr. Parson moved to adjourn the monthly meeting at 10:40 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary